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**City Council & Planning Commission
Joint Work Session Meeting Minutes
5:30 PM – House Bill 2001 Middle Housing**

**Monday, January 24, 2022
Zoom Community Auditorium**

***Minutes are unofficial until approved by City Council.
Council approved minutes as presented February 14, 2022.***

ROLL CALL: COUNCIL PRESENT ATTENDED BY ZOOM WEBINAR: Donna Gustafson; Kristy Kottkey; Timothy Rippe; Elena Uhing; Mariana Valenzuela; Malynda Wenzl, Council President; and Peter Truax, Mayor.

STAFF PRESENT ATTENDED BY ZOOM WEBINAR: Jesse VanderZanden, City Manager; Paul Downey, Assistant City Manager/Finance Director; Bryan Pohl, Community Development Director; Dan Riordan, Senior Planner; and Anna Ruggles, City Recorder.

The work sessions were held in a “hybrid” format allowing the public to attend both virtual and in-person in the Community Auditorium. Members of the public could observe the meeting LIVE on Zoom Webinar or on television on Tualatin Valley Community Television (TVCTV) Government Access Programming.

A. 5:30 PM – JOINT WORK SESSION (HOUSE BILL 2001 (2019) MIDDLE HOUSING:

Mayor Truax called the joint work session meeting to order at 5:32 p.m. via Zoom Webinar Video Conference.

PLANNING COMMISSION ATTENDED BY ZOOM WEBINAR: Julie Danko; Lisa Nakajima; Virginia “Ginny” Sanderson; and Phil Ruder, Chair. **PLANNING COMMISSION ABSENT:** Joel Redwine.

Staff Report:

Riordan, Pohl, and VanderZanden facilitated the work session, noting the purpose of the joint session with Council and Planning Commission was to discuss the requirements pertaining to House Bill (HB) 2001, which was enacted in 2019 by the Oregon Legislature. Riordan reported HB 2001 requires cities with populations over 10,000 to allow duplexes on single-family home lots and cities with populations of more than 25,000 to allow duplexes, triplexes, quadplexes, cottage clusters, and townhouses in residential zones. Riordan and Pohl presented a PowerPoint presentation overview pertaining to the key concepts as outlined below and types of proposed amendments that the City is considering in order to comply with the middle housing requirements of HB 2001, noting this effort will require Development Code amendments.

Slide 10: **Zoning**

Question: Should the City consolidate the single-family residential zoning districts?

From	To:
Suburban Residential	Suburban Residential
Single Residential (R-5)	Residential Low (new zone)
Single Residential (R-7)	
Single Residential (R-10)	
Residential Multifamily Low	Residential Medium
Residential Multifamily High	Residential High

Slide 11: **Parking**

HB 2001 lowers parking requirements in most cases to one space per unit.

Slide 12: **Development Intensity**

Floor Area Ratio

Current Standards TABLE 3-3 Residential Zone Density Standards

- ✓ *Draft Proposed Standards TABLE 3-3 Residential Zone Floor Area Ratio and Density Standards*

Slide 13: HB 2001 lots sizes for middle housing are based on minimum lot size for single-family housing detached units.

Current Standards Table 3-5 Lot Dimensional Requirements (Low Density Residential)

- ✓ *Draft Proposed Standards Table 3-5 Lot Dimensional Requirements (RL Zone)*

Slide 14: Comparison of current standards for moderate and high-density zones to draft proposed standards for low density zones.

Current Standards TABLE 3-6 Lot Dimensional Requirements Moderate-to-High-density Residential

- ✓ *Draft Proposed Standards TABLE 3-6 Lot Dimensional Requirements (RL Zone)*

Slide 15: **Creating New Lots**

A companion bill to HB 2001 creates a new type of land division called a middle housing land division. The idea is to promote home ownership. Under the bill, middle housing lots must:

- ☐ Meet Oregon building codes
- ☐ Have separate utilities for each lot
- ☐ Provide pedestrian access from each house to a public or private street and access to driveways or parking areas
- ☐ No more than one home per lot allowed
- ☐ Further division of the lot may be restricted by the City

- ☐ No other approval conditions can apply including that a lot have frontage onto a public street which is the City's current standard. However, if a lot is on a street improvements to the street could be required.

Slide 16: Affordable Housing Incentives

HB 2001 requires consideration of incentives to promote affordable housing:

- ☐ **Waiving of deferring system development charges** (Adopted)
- ☐ Construction Excise Tax (Discussed by Council)
- ☐ Property Tax Exemptions or Tax Freezes
 - ☐ Oregon Low Income Rental Housing Tax Exemption
 - ☐ **Oregon Nonprofit Corporation Low Income Housing** (Adopted)
 - ☐ Oregon Single-Unit Housing Tax Exemption
 - ☐ Oregon Rehabilitated Residential Property
 - ☐ **Vertical Housing Zone** (Adopted)
- ☐ **Density Incentives** (Adopted)

Slide 17: HB 2001 Implementation

To assist staff, the Planning Commission formed a subcommittee with outside expertise in development and affordable housing. The subcommittee met four times.

Slide 18: Virtual Open Housing & Survey in English and Spanish

Middle Housing Questions & Comments & Expanding Housing Choices Virtual Open House.

Slide 18: Next Steps / Adoption

Riordan reported outreach efforts are designed to help citizens understand and provide input on the types of code changes that the City is considering in order to comply with the middle housing requirements of HB 2001. Input will be considered by the Planning Commission and Council as the City proceeds with the development and refinement of code amendments for adoption in June 2022. The following next steps include:

1. Public Comment Period Open Through February
2. Oregon Department of Land Conservation Review (January – February).
3. Planning Commission Public Hearing and Recommendation to Council (March)
4. Council Legislative Public Hearing and Ordinance Adoption (April)
5. Ordinance must be Effective by June 30, 2022

Council Discussion:

Mayor Truax opened the floor as roundtable discussion ensued pertaining to the key concepts as outlined above and types of proposed amendments that the City is considering in order to comply with the middle housing requirements of HB 2001 as well as community engagement efforts. Riordan and Pohl addressed various inquiries and scenarios pertaining to middle housing types; historic districts and design guidelines; parking; cyclist/pedestrians safety; and increasing public transportation, noting the City will be required to provide supporting infrastructure to make sure that new housing is built with adequate infrastructure, such as

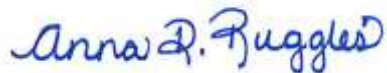
water, sewer, and roads. In addition, staff was asked to consider making a video and getting a QR (Quick Response) Code so the Survey could be quickly accessed on any electronic device and to focus the City's community engagement on housing affordability. Mayor Truax noted the Council will need to discuss property exemptions and local construction excise taxes. In conclusion of the roundtable discussion, Council and Planning Commission concurred with staff's recommendation as shown in Slide 10 to consolidate the single-family residential zoning districts. Hearing no further discussion from the Council, Mayor Truax adjourned the work session.

No formal action nor formal decisions were made during the above-noted work session.

Adjournment:

Mayor Truax adjourned the above-noted work session at 6:30 p.m.

Respectfully submitted,



Anna D. Ruggles, CMC, City Recorder